

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Deputy Planning and Zoning Manager

SUBJECT: Master Site Plan Application: MSP 2-1-07/07-58/Sterling Groves/4621 Southwest 58th Avenue/Generally located between the Florida Turnpike and Southwest 58th Avenue, approximately 1600' south of Griffin Road

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: MSP 2-1-07, Sterling Groves, 4621 SW 58 Avenue

REPORT IN BRIEF:

The petitioner (Land Design South) is requesting master site plan application approval for a new residential development consisting of eighty-one (81) single-family custom homes. The subject site is approximately 94.53 acres (4,117,861 square feet) in size and is located between the Florida Turnpike and Southwest 58th Avenue, approximately 1600' south of Griffin Road. The subject site is currently vacant and is zoned R-1, Estate Dwelling District with an underlying land use Residential 1 DU/AC.

The proposed site layout is consistent with the design principles of Rural Lifestyle requirements. The streets within the development are fifty (50) foot public rights-of-way with eight (8) foot swales to accommodate street trees. Sidewalks are provided on both sides of lots along interior streets. Pedestrian movement has been considered throughout this residential development with five (5) access points to and from the subject site Southwest 49th Street, Southwest 58th Avenue, Southwest 52nd Avenue and the FPL tract.

There are two (2) proposed vehicular access points onto the subject site. The first is centrally located along the western boundary line off Southwest 58th Avenue, while the other is located in the northeast corner off Southwest 52nd Avenue. After vehicular traffic enters the subject site, it may maneuver thru two-way drive isles, in circular patterns around residential lots along the perimeter of a interior lake. Additionally, four (4) landscaped circular medians are design in the corners of the subject site to break up the continuous linear road as per code requirements.

The petitioner's proposed single-family custom home residential development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the new residential lots should maintain the existing semi-rural living environment within the eastern portion of the Town of Davie.

All proposed custom homes must be consistent with the anti-monotony and design principles required by the Rural Lifestyle Initiative (RLI). If the developer wishes to offer models instead of custom homes on these lots, the models must go before Site Plan Committee for approval.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the March 11, 2008 Site Plan Committee meeting, Vice-Chair Engel made a motion, seconded by Mr. Venis, to approve subject to the staff report excluding item one and revising item two to say ...“prior to the issuance of the first Certificate of Occupancy in each phase;” and that if Sterling Groves was the first to develop, they would install a round-about on SW 58th Avenue and discuss sharing the expense with their neighbor to the west. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – absent; Mr. Venis – yes. **(Motion carried 3-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration, if approved staff would recommend the following conditions:

1. Existing overhead wires along the western property line (Southwest 58th Avenue) shall be placed underground.
2. All landscaped buffers/street trees and accessory structures (i.e. wall signs, paver roundabouts, sidewalks, arbor with benches, etc.) be installed by the developer and inspected by the Town prior to the issuance of the first building permit for a single-family home.

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: MSP 2-1-07/07-58/Sterling Groves

Original Report Date: 3/3/08

Revision(s): 3/14/08

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner

Name: Home Dynamics Corporation
Address: 4788 West Commercial Boulevard
City: Tamarac, Florida 33319
Phone: (954) 484-4000

Petitioner

Name: Land Design South
Address: 2101 Centrepark Drive West, Suite 100
City: West Palm Beach, Florida 33409
Phone: (561) 478-8501

Background Information

Application Request: The petitioner is requesting approval for a new residential development consisting of eighty-one (81) single-family custom homes

Address: 4621 Southwest 58th Avenue

Location: Generally located between the Florida Turnpike and Southwest 58th Avenue, approximately 1600' south of Griffin Road

Future Land

Use Plan Map: Residential 1 DU/Acre

Existing Zoning(s): R-1, Estate Dwelling District

Existing Use(s): Vacant

Parcel Size: Approximately 94.53 acres (4,117,861 square feet)

Proposed Use(s): Residential development (Sterling Groves)

Proposed Density: 0.83 DU/Acre

Surrounding Uses:
North: Single-Family Residential/Vacant
South: FPL Property

Use Plan Designation:
Residential 1 DU/AC
Residential 1 DU/AC

East:	Florida's Turnpike	Transportation
West:	Single-Family Residential/Vacant	Residential 1 DU/AC

Surrounding Zoning:

North: A-1, Agricultural District
South: A-1, Agricultural District
East: T, Transportation District
West: A-1, Agricultural District; R-1, Estate Dwelling District

Zoning History

Related Zoning History:

Rezoning Application (ZB 7-1-04), at the December 15, 2004 Town Council meeting this application was approved rezoning the approximately 98.71 acres subject site from A-1, Agricultural to R-1, Estate Dwelling District 1 DU/Acre.

Concurrent Applications:

Plat Application (P 4-1-07, Sterling Groves), the petitioner is requesting Town Council approval for the boundary plat known as “Sterling Ranch.”

Variance Application (V 2-1-07, Sterling Groves), the petitioner is requesting Town Council approval for a variance from the minimum lot size of 35,000 sq. ft.

Special Permit Application (SE 10-2-07, Sterling Groves), the petitioner is requesting Town Council approval for the placement of a sales trailer on the subject site.

Previous Requests on same property:

Land Use Plan Amendment (LABC 98-3A). the Town initiated this Land Use Plan Amendment to change the land use of 148 acres of land, including the subject site, to a land use classification of Employment Center. The application was withdrawn.

Land Use Plan Amendment (LA 02-1), at the February 21, 2002 Town Council meeting, this amendment was denied to change the land use of a portion of the subject site (the 57 acre nursery) to a land use classification of Special Classification 2.3 DU/AC.

Land Use Plan Amendment (LA 03-7), at the March 17, 2004 Town Council meeting, this amendment was denied to change the subject site to Employment Center.

Site Plan Application (SP 9-4-04), This request is for a ninety-eight (98) single-family home development on a 98.78 gross acres and is pending Site Plan Committee and Town Council action. The application was withdrawn.

Variance Application (V 10-1-04, McCall Nursery), at the June 1, 2005 Town Council meeting, this variance request from Section 12-81(A), Conventional Single-Family Development Standards, of the Land Development Code, which requires a minimum lot area of thirty-five thousand (35,000) square feet in the R-1, Estate District to reduce the minimum lot area to twenty thousand (20,000) square feet for a proposed single-family development was approved.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code, Article IX of the Land Development Code, Rural Lifestyle Regulations.

Land Development Code, §12-208 (A) (7), Requirements for off-street parking. Dwelling, single family, two (2) spaces for each dwelling unit.

Land Development Code (Section 12-24), (I) (2) Estate Dwelling (R-1) District: The R-1 District is intended to implement the one (1) dwelling unit per acre residential classification of the Town of Davie Comprehensive Plan and to provide estate residential areas with most of the noncommercial agricultural uses permitted providing a transition from agricultural land to residential dwelling units.

Land Development Code (Section 12-287) Conventional Single-Family Development Standards, (A) Minimum parcel requirements, Minimum lot area: 35,000 sq. ft., Minimum Lot Frontage/Width: 125 ft., Minimum Lot Depth: n/a, Minimum DU Floor Area: 2,400 sq. ft., Max building coverage: 25%; (B) Front building setbacks 30-40 ft., Side building setbacks 25 ft., Rear building setback 30 ft., and Maximum height 30 ft.

Land Development Code, (Section 12-33(L)(1)(a), Excavation Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premises except surplus not required for grading of the premise. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.

Land Development Code, (Section 12-373, Expiration of Site Plans, All site plans approved pursuant to this section shall expire twelve (12) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the approved site plan.

Comprehensive Plan Considerations

Planning Area:

The proposed project is within the planning area No. 9. This planning area is south of Griffin Road, generally north of Stirling Road, east of SW 76th Avenue and west of the Florida Turnpike. This area is predominately agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors. Agricultural uses are expected to diminish in the upcoming years, succumbing to increased residential

demands given the enhanced accessibility provided by the roadway expansion and easy access to the Florida turnpike.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 12: Conservation Use, Policy 12-1: The conservation category shall be used in to preserve and protect lands that have been identified as environmentally sensitive or ecologically significant, and that promote the restoration of the Everglades system.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setback or separation regulations landscaping requirements, and minimum open space criteria to enhance living and working environments.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is approximately 94.53 acres (4,117,861 square feet) in size and is located between the Florida Turnpike and Southwest 58th Avenue, approximately 1600' south of Griffin Road. The subject site is currently vacant and is zoned R-1, Estate Dwelling District with an underlying land use Residential 1 DU/AC. To the north of the subject site are single-family dwellings zoned A-1, Agricultural District, to the east is the Florida Turnpike zoned T, Transportation, to the south is Florida Power and Light overhead powerlines zoned A-1, Agricultural District, and to the west Southwest 58th Avenue and single-family residential dwellings zoned A-1, Agricultural District and R-1, Estate Dwelling District.

The petitioner's site layout is consistent with the design principles of Rural Lifestyle requirements. The streets within the development are fifty (50) foot public rights-of-way with eight (8) foot swales to accommodate street trees. Sidewalks are provided on both sides of lots along interior streets. Pedestrian movement has been considered throughout this residential development with five (5) access points to and from the subject site Southwest 49th Street, Southwest 58th Avenue, Southwest 52nd Avenue and the FPL tract.

2. *Architecture:* The petitioner proposes that all eighty-one (81) lots be built with custom homes. All proposed models must be consistent with the anti-monotony and design principles required by the Rural Lifestyle Initiative (RLI). If the developer wishes to offer models instead of custom homes on these lots, the models must go before Site Plan Committee for approval.
3. *Access and Parking:* There are two (2) proposed vehicular access points onto the subject site. The first is centrally located along the western boundary line off Southwest 58th Avenue, while the other is located in the northeast corner off Southwest 52nd Avenue. Both Southwest 58th Avenue and Southwest 52nd Avenue are local roads.

After vehicular traffic enters the subject site, it may maneuver thru two-way drive isles, in circular patterns around residential lots along the perimeter of a lake. Additionally, four (4) landscaped circular medians are design in the corners of the subject site to break up the continuous linear road as per code requirements.

Land Development Code requires a minimum of one-hundred and sixty-two (162) parking spaces based on number of future single-family dwelling units. The petitioner's proposed custom homes and driveways shall meet this requirement.

4. *Lighting:* The petitioner's proposed lighting fixtures within the residential development utilize the approved fixtures for the Griffin Corridor District consistent with the Rural Lifestyle Initiative. The lighting design meets Land Development Code requirements with maximum foot-candles of one (1) at property lines.
5. *Signage:* The petitioner is proposing three (3) freestanding entrance sign structures at both access points to the subject site. The actual sign text (verbiage) shall not part of this master site plan application. All signs text shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.
6. *Landscaping:* The petitioner's master site plan meets the minimum requirements as indicated in the Town of Davie Land Development Code, R-1, Estate Dwelling District. The landscape plan indicates canopy trees along the perimeter (rights-of-way) of the subject site, as well as provided on both sides of internal road rights-of-way.
7. *Drainage:* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. In attempts to meet drainage requirements, the petitioner is proposing a lake toward the center of the development and a wetland tract in the northwest corner of the subject site.
8. *Trails:* No recreational and equestrian trails are on or adjacent to the proposed subject site.
9. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in accordance with this master site plan application.
10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this master site plan application.
11. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be approved unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, schools, Police, and Fire.

12. *Compatibility:* The petitioner's proposed single-family custom home residential development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the new residential lots should maintain the existing semi-rural living environment within the eastern portion of the Town of Davie.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. As per § 12-107, Landscaping standards for lots and sites, a ten (10) foot landscape buffer is required along the north twenty-five R.O.W. (Right-of-Way) dedication. Additionally, the landscape buffer shall be adjacent to all R.O.W. (ie., the ten (10) foot landscape buffer along the western boundary line shall be outside (along the property line) the proposed utility easement.
2. A special use permit shall be approved by the Town Council to permit a modular building (sales) on residential lot 47.
3. The Homeowner Association (HOA) documents shall be submitted and recorded prior to the issuance of the first C.O. (Certificate of Occupancy). A draft of the HOA documents shall be submitted prior to the Planning and Zoning Division signing-off of plans. **(This comment has been not completed)**
4. Provide a letter from each Town of Davie agencies required to ensure concurrency is met with the proposed development prior of issuance of any building permit. **(This comment has been not completed)**

Landscaping

1. All existing trees and palms that are to be relocated must be clearly identified (numbered) per the tree survey and the plans.

Engineering Division:

1. Topographic survey shall show the existing ground elevations, pavement width, structures, watercourses, easements, road right-of way lines within and adjacent to the proposed site including SW 58th Avenue and SW 52nd Avenue (the ingress/egress access to Griffin Road)
2. Show the main ingress/egress with proposed right-of-way from the site to Griffin Road and indicate all engineering improvements (off-site improvement).
3. Provide 5 ft concrete sidewalk along SW 52nd Avenue from Griffin Road to the sidewalk on-site.
4. CBWCD approval is required for proposed off-site improvement shown on sheet "OS1."

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Old Davie School Historical Museum on April 10, 2007 and April 17, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the R-1, Estate Dwelling District. The proposed master site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size (except the minimum lot size of seventy-two (72) residential lots), and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Staff Findings of Fact

Staff finds that the proposed master site plan complies with the general purpose and intent of the R-1, Estate Dwelling District. Furthermore, the master site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed master site plan can be considered compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration, if approved staff would recommend the following conditions:

1. Existing overhead wires along the western property line (Southwest 58th Avenue) shall be placed underground.
2. All landscaped buffers/street trees and accessory structures (i.e. wall signs, paver roundabouts, sidewalks, arbor with benches, etc.) be installed by the developer and inspected by the Town prior to the issuance of the first building permit for a single-family home.

Site Plan Committee Recommendation

At the March 11, 2008 Site Plan Committee meeting, Vice-Chair Engel made a motion, seconded by Mr. Venis, to approve subject to the staff report excluding item one and revising item two to say ...“prior to the issuance of the first Certificate of Occupancy in each phase;” and that if Sterling Groves was the first to develop, they would install a round-about on SW 58th Avenue and discuss sharing the expense with their neighbor to the west. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – absent; Mr. Venis – yes. **(Motion carried 3-0)**

Town Council Action

Exhibits

1. 1,000' Mailout Radius Map
2. 1,000' Mailout
3. Public Participation Notice
4. Public Participation Sign-in Sheets
5. Public Participation Report
6. Future Land Use Plan Map
7. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\MSP_07\MSP 2-1-07 Sterling Grove

Exhibit 1 (1,000' Mail-out Radius Map)

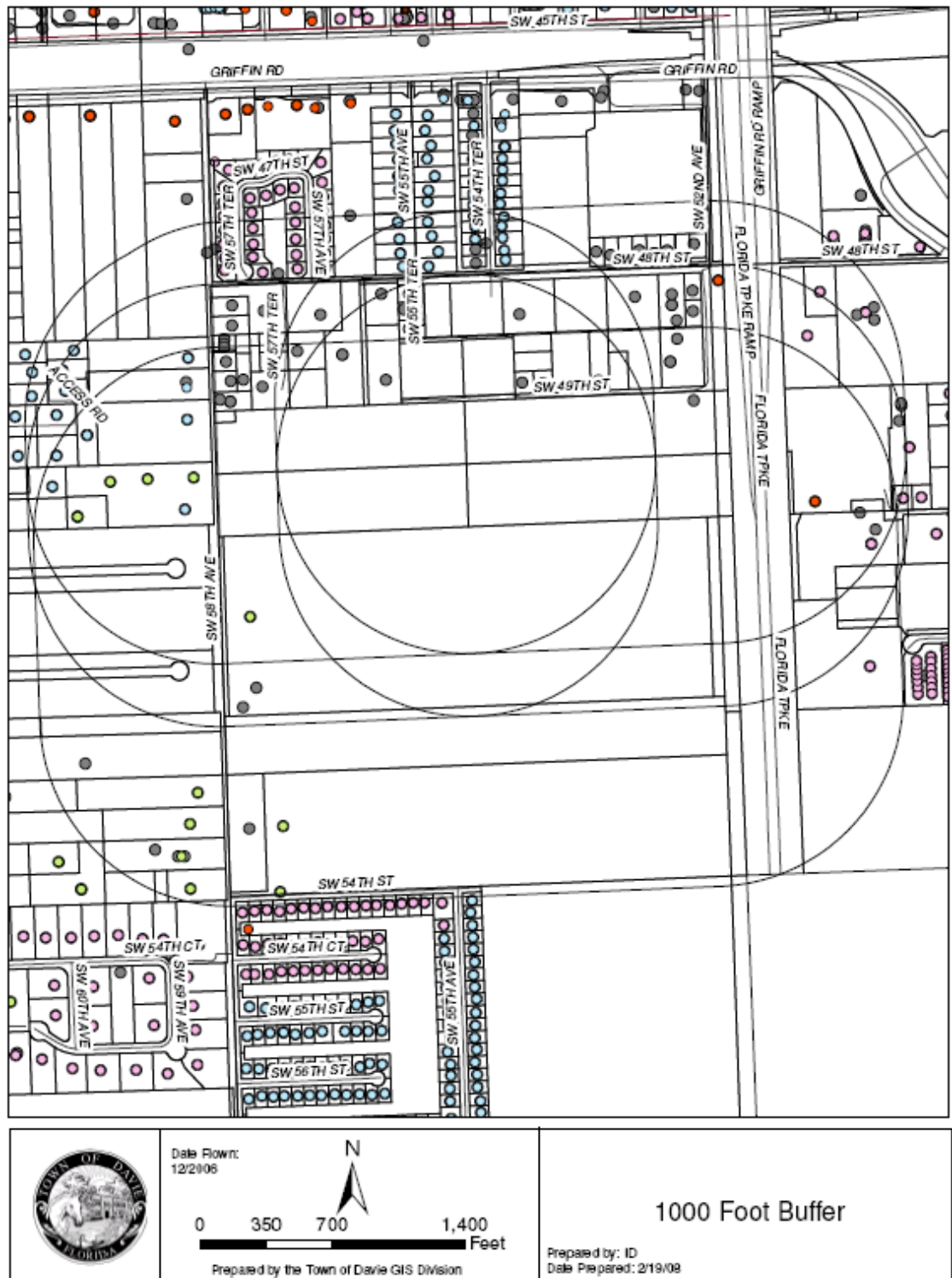


Exhibit 2 (1000' Mail-out)

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4746 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4730 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4721 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4731 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4700 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4710 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4720 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4790 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4791 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4721 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4711 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4701 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4811 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4820 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4910 SW 61 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4920 SW 61 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4930 SW 61 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4960 SW 61 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5051 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4865 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4801 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4720 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5050 SW 51 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 48 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 48 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5080 SW 48 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 SW 48 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5011 SW 51 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4955 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5051 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5391 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5401 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5411 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5455 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5400 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5402 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5000 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4957 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4959 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5013 SW 51 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 52 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5371 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5347 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4955 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5201 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5270 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5280 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5291 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5291 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5301 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5301 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5305 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5305 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5357 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5500 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5600 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5723 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5750 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5270 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5270 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5270 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5251 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5301 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5381 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5401 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5601 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5011 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5013 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5050 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5150 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 52 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4802 SW 52 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4817 SW 52 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4720 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4721 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4730 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4731 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4746 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4749 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4700 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4701 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4701 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4710 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4711 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4720 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4721 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4790 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4791 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4801 SW 55 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4811 SW 55 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 55 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4835 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4875 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4835 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4835 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4700 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4701 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4801 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4816 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4816 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4820 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4830 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4865 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5053 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5391 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5401 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5411 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5455 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5051 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5053 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5411 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5411 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4811 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4820 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4910 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4920 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4920 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4930 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4960 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5600 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5079 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5200 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5251 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5301 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5050 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5021 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5021 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5021 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5050 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4850 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4901 SW 52 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4822 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4957 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4959 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5400 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5402 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5000 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 52 CT
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5080 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5350 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5102 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4840 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
4850 MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
57 TERS MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
58 AV MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33312

MSP 2-1-07 and V 2-1-07
ACHEMIRE,JAMES B & LINDA S
4770 SW 58TH AVE
DAVIE FL 33314-4530

MSP 2-1-07 and V 2-1-07
ADRIAN,BRENT &
ADRIAN,IRENE J
5600 SW 48 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
ADRIAN,BRENT T &
FISCHER,REXX A
5600 SW 48 ST
DAVIE FL 33314-7117

MSP 2-1-07 and V 2-1-07
ALBURY,JAMES H & DEBORAH
4820 SW 59 TER
DAVIE FL 33314-4404

MSP 2-1-07 and V 2-1-07
ALLEN,MIIA YOO
4761 SW 54 TER
DAVIE FL 33314-4544

MSP 2-1-07 and V 2-1-07
AMCHIR,DONNA TRSTEE
DONNA AMCHIR REV TR
4960 SW 61 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
ARA,ROWSHAN &
HUSSAIN,MOHAMMED
5620 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
BANK OF NEW YORK TRSTEE
% COUNTRYWIDE HOME LOANS INC
7105 CORPORATE DR M/S PTX-B-35
PLANO TX 75024

MSP 2-1-07 and V 2-1-07
BARONE,RONDA B
10032 SCENIC WALK AVE
LAS VEGAS NV 89149

MSP 2-1-07 and V 2-1-07
BEARD,DONALD
5201 SW 48 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
BENSON,JACK M & ROSALYN H
4771 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
BENTON,BERRY A & MILAGRO A
4751 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
BERNARD,MAURICE
WILLIAMS,MYRNA E
5053 SW 58 AVE
DAVIE FL 33314-5402

MSP 2-1-07 and V 2-1-07
BOBBING,ANNA D
5750 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE ROOM 326
FORT LAUDERDALE FL 33301-1801

MSP 2-1-07 and V 2-1-07
BROWARD REALTY LTD PRTRN
OHIO
27500 DETROIT RD STE 300
WESTLAKE OH 44145

MSP 2-1-07 and V 2-1-07
BROWN,FRANKLIN
BROWN,PATRICIA
4731 SW 54 TER
DAVIE FL 33314-4544

MSP 2-1-07 and V 2-1-07
BRUDZINSKI,JONATHAN & LAURA V
4761 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
BUCKENS,WILLIAM JR
50 CASTLE MEADOW ROAD
NEWTON CT 06470

MSP 2-1-07 and V 2-1-07
BURNS,JEFFREY
DE LA TORRE,OLGA
4770 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
CAIVEAU,STEPHANE
4810 SW 57 TER
DAVIE FL 33314-4526

MSP 2-1-07 and V 2-1-07
CALKINS,CRAIG S & TAMMY L
4821 SW 59 TER
DAVIE FL 33314-4403

MSP 2-1-07 and V 2-1-07
CASTALDO,RYAN W
5530 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
CASTLE ENTERPRISES, INC
PO BOX 841226
PEMBROKE PINES FL 33084-3226

MSP 2-1-07 and V 2-1-07
CICCHELLA,LEE &
CICCHELLA,L & BERNICE
5390 SW 61 AVE
DAVIE FL 33314-5307

MSP 2-1-07 and V 2-1-07
CLAWSON,RICHARD M & DEBORAH
4740 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
COMMERCE CENTER OF S BROWARD
% MARTY GORDON
222 S MILITARY TRAIL
DEERFIELD BEACH FL 33442-3017

MSP 2-1-07 and V 2-1-07
COUNTRY HOMES HMOWNERS
ASSN INC
5760 SW 47 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
CUNNINGHAM,DANIEL & KASEY
5347 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
DAVIDSON,JONATHAN & JODI
4741 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
DAVIE 3 LLC
19080 NE 29 AVE
AVENTURA FL 33180

MSP 2-1-07 and V 2-1-07
DAVIE ESTATES 2004 LLC
1550 NE MIAMI GDNS DR 2 FL
NORTH MIAMI BEACH FL 33179

MSP 2-1-07 and V 2-1-07
DECKER,FAY &
SDIDLER,VIRGINIA
10311 NW 18 DR
PLANTATION FL 33322

MSP 2-1-07 and V 2-1-07
DERUYTTER,NICOLE C
5291 SW 48 ST
DAVIE FL 33314-4501

MSP 2-1-07 and V 2-1-07
DISOSWAY,CAROL K
4751 SW 54 TER
DAVIE FL 33314-4544

MSP 2-1-07 and V 2-1-07
ELWELL,EDWIN C & ANNA G
5455 SW 58TH AVE
DAVIE FL 33314-6623

MSP 2-1-07 and V 2-1-07
ELWELL,EDWIN C & ANNA G
1104 NW 1 ST
DAVIE FL 33311-8906

MSP 2-1-07 and V 2-1-07
FERRANTI,JAMES A
4821 SW 58 AVE
DAVIE FL 33314-4531

MSP 2-1-07 and V 2-1-07
FIORINO,CYNTHIA V
4701 SW 55 AVE
DAVIE FL 33314-4521

MSP 2-1-07 and V 2-1-07
FIQUEROA,DUVERILDO RAUL
5391 SW 58 AVE
DAVIE FL 33314-6303

MSP 2-1-07 and V 2-1-07
FLA POWER & LIGHT CO
ATTN:CORPORATE TAX (CTX)
PO BOX 14000
JUNO BEACH FL 33408-0420

MSP 2-1-07 and V 2-1-07
FLORIDA AUTO AUCTION OF
ORLANDO INC
5353 S STATE ROAD 7
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
FLORIDA TURNPIKE ENTERPRISE
PO BOX 613069
OCOE FL 34761-3069

MSP 2-1-07 and V 2-1-07
FREEMAN,MICHAEL & SHERILL
5750 SW 48TH ST
DAVIE FL 33314-4540

MSP 2-1-07 and V 2-1-07
FREEMAN,PATSY
FREEMAN,MICHAEL
4800 SW 58 AVE
DAVIE FL 33314-4532

MSP 2-1-07 and V 2-1-07
FRIEDER,MARC S
4761 SW 57 AVE
DAVIE FL 33314-4524

MSP 2-1-07 and V 2-1-07
FRINK,KEATHAN B
ELIANOR,MARIE W
4771 SW 57 AVE
DAVIE FL 33314-4524

MSP 2-1-07 and V 2-1-07
FROLING,K & ELIZABETH
4741 SW 54 TER
DAVIE FL 33314-4544

MSP 2-1-07 and V 2-1-07
FULLER,STEVEN &
FULLER,TERRY
4875 SW 57TH TER
DAVIE FL 33314-4525

MSP 2-1-07 and V 2-1-07
GARCIA,GERSON M & TIFFANY D
4750 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
GATI,MICHAEL & JEANETTE
4770 SW 57 AVE
DAVIE FL 33314-4546

MSP 2-1-07 and V 2-1-07
GONZALEZ,IVAN J &
MENDEZ,DENISE
4711 SW 55TH AVE
DAVIE FL 33314-4521

MSP 2-1-07 and V 2-1-07
GONZALEZ,RAFAEL & TRINA
5500 SW 48 ST
DAVIE FL 33314-4506

MSP 2-1-07 and V 2-1-07
GRAY,SEAN R & THERESE A
5411 SW 58 AVE
DAVIE FL 33314-6623

MSP 2-1-07 and V 2-1-07
GRIFFIN,HOWARD A SR &
GRIFFIN,MAYME L
5398 SW 61 AVE
DAVIE FL 33314-5307

MSP 2-1-07 and V 2-1-07
HALE,MARYANN
5730 SW 54 ST
DAVIE FL 33314-6604

MSP 2-1-07 and V 2-1-07
HANSARD,DONALD W &
HANSARD,MARGARET L
4730 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
HARDY,IRENE
478 JEANNETTE DR
RICHMOND HEIGHTS OH 44143-2624

MSP 2-1-07 and V 2-1-07
HOLMES,DAVID G & KATHRYN T
525 CREPE MYRTLE DR
SENECA SC 29678-2012

MSP 2-1-07 and V 2-1-07
HUMANN,PAUL H
4980 SW 61ST AVE
DAVIE FL 33314-4431

MSP 2-1-07 and V 2-1-07
KLIPP,DENNIS
4751 SW 57 AVE
DAVIE FL 33314-4524

MSP 2-1-07 and V 2-1-07
MACKINNON,NORMAN
5357 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
MASSINGILL,S A III & JUDITH A
4710 SW 55 AVE
DAVIE FL 33314-4522

MSP 2-1-07 and V 2-1-07
MENCONI,ROBERT L & MONICA L
4906 SW 61ST AVE
DAVIE FL 33314-4412

MSP 2-1-07 and V 2-1-07
MONIER,FOUAD & DORIS
5305 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
MUNIR,ALMAS
701 SW 27 AVE
FORT LAUDERDALE FL 33312

MSP 2-1-07 and V 2-1-07
MURPHY,MATTHEW M &
CHRISTINA D
4800 SW 59TH TER
DAVIE FL 33314-4404

MSP 2-1-07 and V 2-1-07
HARRIMAN,DIANE M & LUCAS H
4720 SW 55 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
HOME DYNAMICS STERLING RANCH
LLC
4788 WEST COMMERCIAL BLVD
TAMARAC FL 33319

MSP 2-1-07 and V 2-1-07
JOY,JENNIE
19221 SW 92 ROAD
MIAMI FL 33157

MSP 2-1-07 and V 2-1-07
KLIPP,MARY C &
KLIPP,DONALD J & KLIPP,DENNIS G
4760 SW 57 AVE
DAVIE FL 33314-4546

MSP 2-1-07 and V 2-1-07
MAJNERICH,FRANK J &
MAJNERICH,YVETTE
5710 SW 54 ST
DAVIE FL 33314-6604

MSP 2-1-07 and V 2-1-07
MATA,CARLOS A
PEREZ,JOSEFA
4950 SW 61 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
MIELE,ANGELO JR & REBECCA C
PO BOX 848006
PEMBROKE PINES FL 33084

MSP 2-1-07 and V 2-1-07
MONTGOMERY,GLORIA
399 NW 87TH TER
CORAL SPRINGS FL 33071-7433

MSP 2-1-07 and V 2-1-07
MUNNIAL,PAUL & CYNTHIA
4810 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
NANCEV,GIORGI & VESNA
5610 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
HARRISON,RODNEY B &
SMITH,KENNETH J
4865 SW 58 AVE
DAVIE FL 33314-4531

MSP 2-1-07 and V 2-1-07
HUGHES,CATHERINE &
HUGHES,TROY
4730 SW 54 TER
DAVIE FL 33314-4545

MSP 2-1-07 and V 2-1-07
KAUCHER,WILLIAM G & CAROL J
4810 SW 59TH TER
DAVIE FL 33314-4404

MSP 2-1-07 and V 2-1-07
LOSIO,VALERIE A
5740 SW 54TH ST
DAVIE FL 33314-6604

MSP 2-1-07 and V 2-1-07
MARSHALL,JOSEPH D &
MARSHALL,MYRLINE I
4930 SW 61 AVE
DAVIE FL 33314-4431

MSP 2-1-07 and V 2-1-07
MCCLURE,DARLENE
5051 SW 58 AVE
DAVIE FL 33314-5402

MSP 2-1-07 and V 2-1-07
MONIER,FOUAD & DORIS
5305 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
MOSES,RICKY L &
MOSES,NADA A
5600 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
MURCK,EDWARD &
MURCK,MELISSA
4910 SW 61 AVE
DAVIE FL 33314-4412

MSP 2-1-07 and V 2-1-07
NICHOLS,BILLY J
7963 SE 12TH CIR
OCALA FL 34480-6649

MSP 2-1-07 and V 2-1-07
NORSTRAND, LEIF L & HOLLIS C
4811 SW 59 TERR
DAVIE FL 33314-4403

MSP 2-1-07 and V 2-1-07
OAKES, RONALD C
5510 SW 54 ST
DAVIE FL 33314-6602

MSP 2-1-07 and V 2-1-07
O'CONNOR, DONALD & BETTY JO
5280 SW 48TH ST
DAVIE FL 33314-4502

MSP 2-1-07 and V 2-1-07
PAUL, JOHN & SHARON
5650 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
PAZ, MONICA C
FIGUEROA, DUVERILDO R
5380 SW 61 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
PITZEN, TIMOTHY A
4790 SW 55 AVE
DAVIE FL 33314-4522

MSP 2-1-07 and V 2-1-07
PRIM, ALBERT ROSS
4801 SW 55TH TER
DAVIE FL 33314-4550

MSP 2-1-07 and V 2-1-07
REDDY ICE CORP
LB 1014
8750 N CENTRAL EXPRESSWAY
#1800
DALLAS TX 75231-6450

MSP 2-1-07 and V 2-1-07
ROMERO, PLINIO & DALIA
4811 SW 55TH TER
DAVIE FL 33314-4550

MSP 2-1-07 and V 2-1-07
ROSE, MARCO &
PELKEY-ROSE, PAMELA
4810 SW 54 TER
DAVIE FL 33314-4547

MSP 2-1-07 and V 2-1-07
ROSE, MARCO & PALMELA PELKEY
4810 SW 54 TER
DAVIE FL 33314-4547

MSP 2-1-07 and V 2-1-07
ROTH, ROBERT A
5660 GRIFFIN ROAD
DAVIE FL 33314-4537

MSP 2-1-07 and V 2-1-07
SANCHEZ, JOSE R & DIANA
5381 SW 49 ST
DAVIE FL 33314-4513

MSP 2-1-07 and V 2-1-07
SATTler, CAROL J
4900 SW 58 AVE
DAVIE FL 33314-5401

MSP 2-1-07 and V 2-1-07
SAUNDERS, MARK W & DARLENE H
5640 SW 54TH ST
DAVIE FL 33314-6603

MSP 2-1-07 and V 2-1-07
SCHAEFER, HARRY E & CAROLYN
4940 SW 61ST AVE
DAVIE FL 33314-4431

MSP 2-1-07 and V 2-1-07
SCHENK, C FRED & PAULA
5401 SW 49TH ST
DAVIE FL 33314-4515

MSP 2-1-07 and V 2-1-07
SCHROEDER, ALAN B & LESLIE M
5877 SW 54 CT
DAVIE FL 33314-6108

MSP 2-1-07 and V 2-1-07
SCHULTZ, DUANE H
4801 SW 59TH TER
DAVIE FL 33314-4403

MSP 2-1-07 and V 2-1-07
SCHWARTZ, JOSEPH LEONARD
2435 HOLLYWOOD BLVD
HOLLYWOOD FL 33020

MSP 2-1-07 and V 2-1-07
SCILLIA, S W & MAXINE E
4750 SW 54 TER
DAVIE FL 33314-4545

MSP 2-1-07 and V 2-1-07
SCROFANI, JON
4740 SW 57 AVE
DAVIE FL 33314-4546

MSP 2-1-07 and V 2-1-07
SEBRETH, ODALIE
SEBRETH, ETWARIA
5720 SW 54TH ST
DAVIE FL 33314-6604

MSP 2-1-07 and V 2-1-07
SEWELL, ROBERTA &
SEWELL, RYAN D
5400 SW 55 AVE
DAVIE FL 33314-6614

MSP 2-1-07 and V 2-1-07
SHELLEY, CAROL A &
FLEISHMAN, MICHAEL
4801 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
SLOWINSKI, BRIAN P
SLOWINSKI, MARIA L
4740 SW 54 TER
DAVIE FL 33314-4545

MSP 2-1-07 and V 2-1-07
SMITH, KENNETH J
HARRISON, RODNEY B
4920 SW 61ST AVE
DAVIE FL 33314-4431

MSP 2-1-07 and V 2-1-07
SMITH, STEPHEN K
SMITH, MERLITA L
4720 SW 54 TER
DAVIE FL 33314-4545

MSP 2-1-07 and V 2-1-07
STONE, JOSEPH D & MARY D
4791 SW 55 AVE
DAVIE FL 33314-4521

MSP 2-1-07 and V 2-1-07
SZEMKUS, JANICE MARLIN LE
SZEMKUS, GEORGE JOSEPH ET AL
4731 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
TASCIONE,ROCCO & KATHLEEN
4802 SW 52ND AVE
DAVIE FL 33314-4551

MSP 2-1-07 and V 2-1-07
TAWFIK,NABIL & EDITH
5301 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
TEMPLE BETH EL OF HOLLYWOOD
1351 S 14TH AVE
HOLLYWOOD FL 33020-6423

MSP 2-1-07 and V 2-1-07
TIBBS,LINDA M
1825 PARKER RD SE APT 120
CONYERS GA 30094-2644

MSP 2-1-07 and V 2-1-07
TROTTERS CHASE LLC
7600 RED RD SUITE 300
MIAMI FL 33143

MSP 2-1-07 and V 2-1-07
TROTTERS CHASE LLC
6020 GRIFFIN ROAD
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
VARGO,JACQUELINE
5270 SW 48TH ST
DAVIE FL 33314-4502

MSP 2-1-07 and V 2-1-07
VELASCO,RICHARD M &
VELASCO,DIANA
4830 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
VLIET,JANICE O
5630 SW 54TH ST
DAVIE FL 33314-6603

MSP 2-1-07 and V 2-1-07
WASZKOWSKI,DANIEL
5401 SW 58TH AVE
DAVIE FL 33314-6623

MSP 2-1-07 and V 2-1-07
WAY,MERICK ALBERT JR & PHYLLIS
4760 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
WESTLAKE,CHARLES L & LORI J
4730 SW 57 AVE
DAVIE FL 33314-4546

MSP 2-1-07 and V 2-1-07
WHITE,SUE ANN CASTALDO
5520 SW 54TH ST
DAVIE FL 33314-6602

MSP 2-1-07 and V 2-1-07
WILLIAMS,SHANA &
WILLIAMS,QUENTIN E
4741 SW 57 AVE
DAVIE FL 33314-4524

MSP 2-1-07 and V 2-1-07
WOLFER,SEAN A & AMY A
5200 SW 61 AVE
DAVIE FL 33314-5305

MSP 2-1-07 and V 2-1-07
ZARRELLA ENTERPRISES LLC
4901 SW 52 AVE
DAVIE FL 33314

Exhibit 3 (Public Participation Notice)



Planning
Landscape Architecture
Environmental Services
Transportation

March 27, 2007

Re: Citizen Participation Plan Meeting for: Sterling Groves
Project Number: MSP 2-1-07

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to *Sterling Groves*, a proposed community located at 4621 Southwest 58th Avenue; generally located on the east side of Southwest 58th Avenue, approximately 600 feet south of Southwest 48th Street, south of Griffin Road (*see enclosed Site Location Map*). *Sterling Groves* is a single family community with 81 homes on approximately 98 acres. All homes are to be custom built and fee simple ownership and control will be utilized.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting

Date: Tuesday, April 10, 2007

Time: 6:00pm to 8:00pm

Location: Old Davie School Historical Museum

Address: 6650 Griffin Road Davie, FL (*see enclosed Meeting Location Map*)

Second Citizen Participation Meeting

Date: Tuesday, April 17, 2007

Time: 6:00pm to 8:00pm

Location: Old Davie School Historical Museum

Address: 6650 Griffin Road Davie, FL (*see enclosed Meeting Location Map*)

If you wish to submit written comments, please send them to:

Land Design South
Attn: Brian Terry
2101 Centrepark Drive West, Suite 100
West Palm Beach, FL 33409
(561)478-8501

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

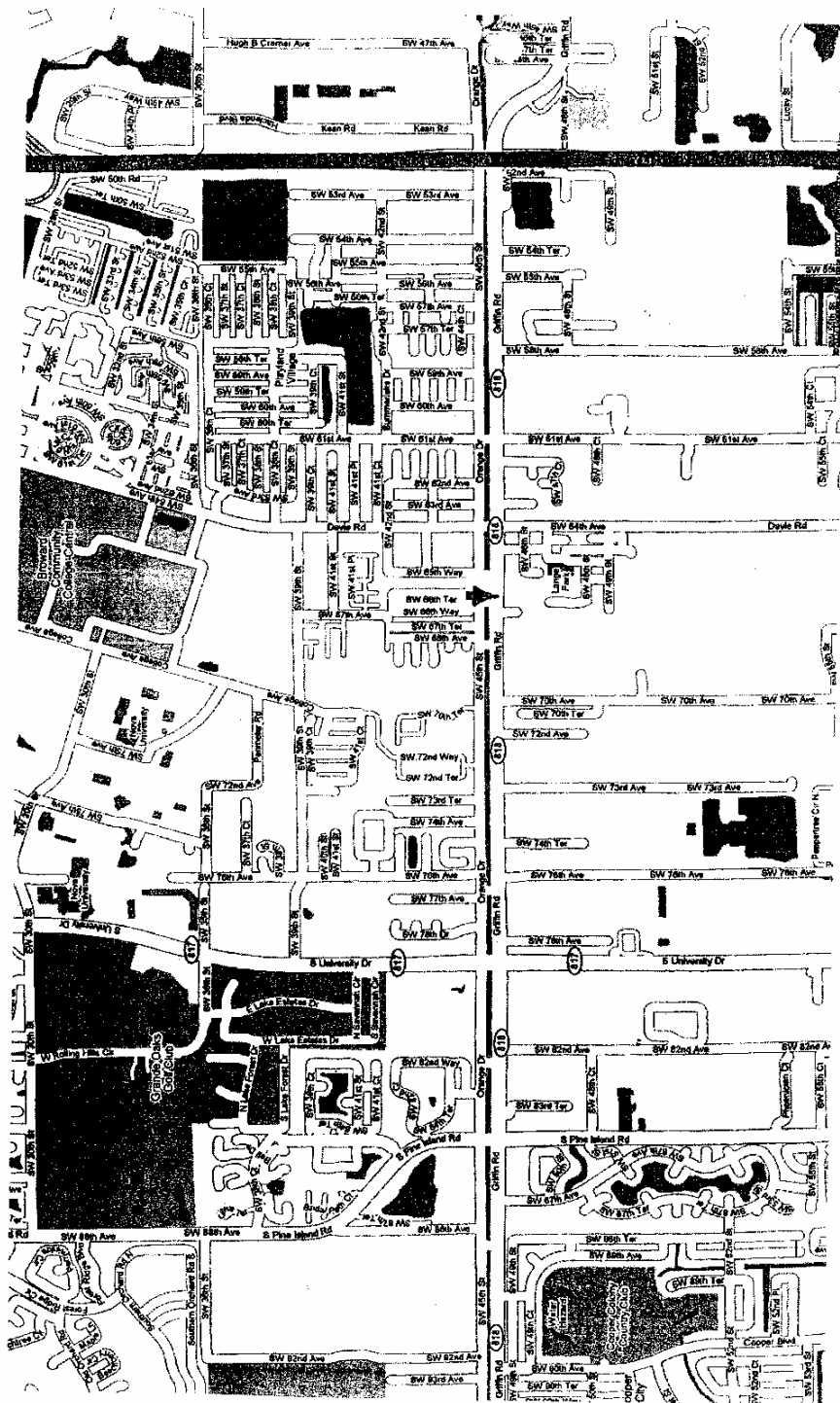
Sincerely,

LAND DESIGN SOUTH

Brian Terry
Director

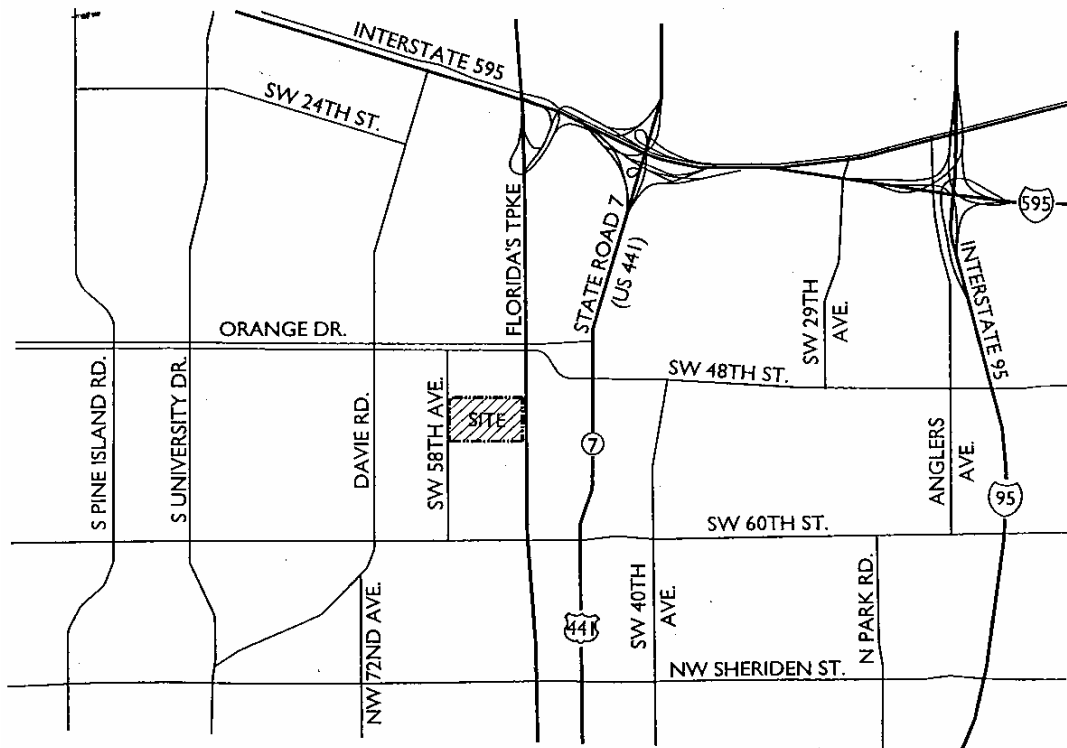
Enclosure(s): Site Location Map, Meeting Location Map

MEETING LOCATION MAP



LOCATION MAP

NTS.



NOTE: THIS MAP DISPLAYS THE LOCATION OF STERLING GROVES. MEETINGS ARE NOT HELD HERE. MEETINGS ARE HELD AT OLD DAVIE SCHOOL HISTORICAL MUSEUM (6650 GRIFFIN ROAD). SEE ATTACHED MEETING LOCATION MAP.

Exhibit 4 (Public Participation Sign-in Sheets)

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I

April 10, 2007

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
BRENT ADRIAN	5600 SW 48 ST.	954 792 7733
Jim NATALE	8520 Griffin Rd	786-566-7145
Karen Stenzel-Nowicki	5480 SW 55 Av	954-584-8328
Betty Jo O'Connor	5280 SW 48 St	954 648 7274
Mim Grossman	4710 S.W. 57 Ave	954-584-5748
Alex Nowak	4820 SW 58 Ave	786 325-0185
Grace Jura	5741 SW 48 Ave.	954-584-5091
Linda Shutt	4123 NW 22 St Ox. Creek	954-426-4305
VALERIE Losio	5740 SW 54 St	954 584-3646
Tom Trux	4740 SW 72 Ave	954-792-6800

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II

April 17, 2007

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
* MAIL SITE PLAN		Angelo Miele
BRENT ADRIAN		call re: acreage
5600 SW 48 ST.		
DAVIE 33314		

Betty Jo O'Connell	Email: D'Connell2us @aol
5280 SW 48 St.	
DAVIE, FL.	

Mim Grossman
4710 S.W. 57 Ave
Davie FL 33314

DORIS MONIER
5305 SW 48 ST.
Davie, FL 33314
email: MNR432@CS.COM

Kasey & Dan Cunningham
5347 SW 48 ST
Davie, FL 33314
DanKasey29@yahoo.com

Rollande Morin (908)
48005 W. 52 Ave 279-2408
Davie Florida

Jackie Vargo
5270 S.W. 48 St.
Davie

Exhibit 5 (Public Participation Report)



April 27, 2007

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: Citizen Participation Plan for: Sterling Groves
Project Number: MSP 2-1-07

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, on behalf of the petitioner, we advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to, two (2) Public Participation Meetings.

First Citizen Participation Meeting

Date: Tuesday, April 10, 2007

Time: 6:00pm to 8:00pm

Location: Old Davie School Historical Museum

Address: 6650 Griffin Road Davie, FL

Second Citizen Participation Meeting

Date: Tuesday, April 17, 2007

Time: 6:00pm to 8:00pm

Location: Old Davie School Historical Museum

Address: 6650 Griffin Road Davie, FL

The above scheduled meetings were held and attached is a list of property owners who signed in as attending the meetings.

On behalf of the petitioner, we hope the above information fulfilled the requirements of Public Participation Ordinance concerning this site plan process.

Sincerely,

LAND DESIGN SOUTH


per: Brian Terry
Director



Planning
Landscape Architecture
Environmental Services
Transportation

561-478-8501 • FAX 561-478-5012 • 2101 Centrepark West Drive, Suite 100, West Palm Beach, Florida 33409

March 12, 2008

David Abramson
Town of Davie
Development Services Department
6591 Orange Drive
Davie, FL 33314

Re: Sterling Groves Public Participation – Summary of Issues

Dear David,

The purpose of this letter is to provide you a summary of the issues raised by the community at the public participation meetings held on April 10 & 17, 2007 for the proposed Sterling Groves development. A summary of these issues was previously emailed to you on March 5, 2008.

The issues/comments raised by the residents were generally the same at both meetings and primarily related to traffic and access. There was no comment from the attendees on lot size/configuration or environmental issues. To summarize, the issues relating to traffic/access were as follows:

- How does the site and access tie into SW 52nd Ave?
Response: *The site plan includes access to SW 52nd Ave.*
- Increased traffic volumes on SW 58th Avenue – what is being proposed to assist with traffic calming?
Response: *The access location on SW 58th Avenue was subsequently revised on the site plan and now aligns with the access and roundabout that will serve Davie Estates on the west side of SW 58th.*

We also received some positive comments for working with the community and redesigning the site plan to address the issue of buffering to the north, including the relocation of the wetland to act as additional buffer.

Attached is a copy of the meeting notification and list of attendees at each meeting.

I trust the above is of assistance to you, however please do not hesitate to contact our office should you require any further information.

Sincerely,
LAND DESIGN SOUTH

Stephen Graham
Project Manager

Encl.

Exhibit 6 (*Future Land Use Map*)

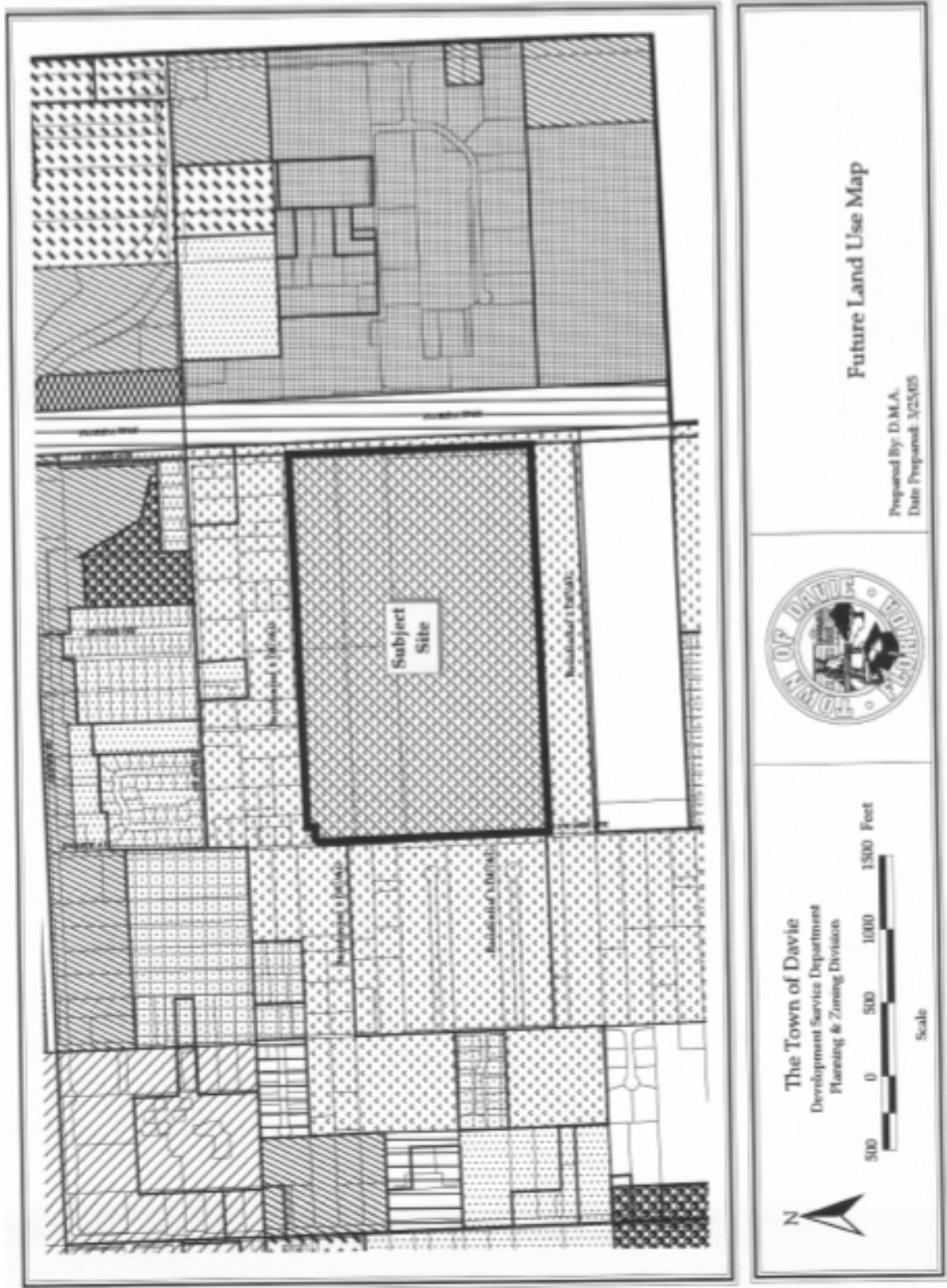


Exhibit 7 (Aerial, Zoning, and Subject Site Map)

